

**Village of Barrington
Architectural Review Commission**
Minutes Summary

Date: April 28, 2005
Time: 7:00 p.m.
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: John Julian III, Chairperson
Joseph Coath, Vice Chairperson
John Patsey, Commissioner
Karen Plummer, Commissioner
Stephen Petersen, Commissioner
Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Mr. Julian called the meeting to order at 7:07 p.m. The Roll Call noted the following: John Julian III, present; Joseph Coath, present; Stephen Petersen, present; Karen Plummer, present; John Patsey, present. There being a quorum, the meeting proceeded.

Chairperson's Remarks

None

Old Business

None

Other Business

Presentation: **Historic Preservation Overlay District Survey by Thomason & Associates**
Presenter: Mr. Phil Thomason

Mr. Julian announced that Mr. Thomason, from Thomason & Associates will conduct a presentation on the Historic Preservation Overlay District. Any members of the public with questions were asked to complete a questionnaire and deliver it to Mr. O'Brien for reading.

Background

In 1984 an initial survey was conducted on the Village of Barrington's historic district. In May of 1986 the Village of Barrington's historic district was placed on the National Register of Historic Places. In 2004, Thomason & Associates was retained by the Village of Barrington to provide an update on the historic district. The update consisted of taking photographs of every property in the historic district, providing updated architectural descriptions for every property and reviewing historic maps. This update listed changes which occurred in the past twenty years since the last survey. During this time, fifteen homes have been demolished and approximately seventeen homes, which were once considered non-contributing, have been listed as contributing. A total of 400 properties are now listed as contributing structures to the Village of Barrington's historic district. Thomason & Associates also reviewed the Village of Barrington's ordinance to discover areas of improvement and provided a narrative set of guidelines for structures in the historic district.

Types of homes in the Historic District

Mr. Thomason reviewed the styles of homes in the historic district:

1. Gabled Ell – Projected gabled bay extending toward the street from the main section of the house – oldest buildings in the village dating back to the 1860's to the 1870's.
2. Front Gabled – Gabled front house facing the street.
3. Pyramid Square – Box shape home with hipped roof and dormers.
4. Italianate – Popular in the 1870's to the 1890's, distinguished with wide eaves at the roofline and bay windows.
5. Second Empire – Built in 1889 to 1891 with the mansard roof tower and bay windows.
6. Queen Anne – Asymmetrical designs and corner towers, two-story in height, built in the 1880's through the early 1900's usually with large porches.
7. American Foursquare – Box and rectangular shaped, with a hipped roof, dormers and front porches.
8. Bungalow – built in the 1910 through the 1940's. Horizontal in shape with the wide eaves, large brackets and gabled dormers. Mixed exteriors such as brick and stucco. Many have large porches.
9. Tudor Revival – This style reverts back to the medieval England. High pitched roof, large chimneys and arched door openings. The roof materials consisted of clay tile.
10. Dutch Colonial - This home is distinguished by the gambled roof form (barn type) from the Dutch colonial designs.
11. Colonial Revival – This style goes back to the early American form, built in the 1910's to the 1930's with pediment entryways and gabled dormers at the roofline.
12. Minimal Traditional – Streamlined colonial revival with very simple designs.
13. Ranch Homes – This style was built in the 1930's to the 1950's.

Economic Interest of Historic Homes

1. Increase residential and commercial property values.
2. Heritage tourism typically stays longer and spends more than normal tourists.
3. The historic zone lists the home in a National Register. Having a home listed on the National Register does not protect the home from demolition; however, it does provide protection to historic properties.
4. Historic property values are usually greater than the community at large.
5. Historic building rehabilitation creates more local jobs.
6. Historic rehabilitation encourages additional neighborhood investment in the community and a high return for municipal dollars spent.
7. Use of a city or town existing historic building stock can support growth management policies by increasing the availability of centrally located housing.
8. There are several tax incentives such as the Illinois Property Tax Freeze Program where the assessed value of the historic home is frozen for eight years. To be eligible for this tax incentive, the home must be a registered historic structure, it must be a single-family home or a multi occupied residential building with up to six units, it must have at least 25 percent of the property's market value spent on an approved rehabilitation project, be a substantial rehabilitation that significantly improves the condition of the historic building and be rehabilitated in accordance with the Secretary of the Interior's 'standards for rehabilitation'.
9. There is a federal tax program which is not allowable for resident dwellers, but for homes which provide an income, such as a bed & breakfast. The structure must be a certified historic structure and meet all standards and guidelines.

Benefits to the Village of Barrington

1. Increase tax base.
2. Assist in economic development.
3. Design guidelines assure improvements are compatible with goals and desires of property owners as well as the village.
4. Revitalization of older neighborhoods and commercial areas is a greater economic benefit than continuation of suburban sprawl.
5. Older commercial and residential areas possess an efficient infrastructure with its existing sidewalks, streets, sewer line and street lights.
6. Older areas contribute to fiscally responsible approach to the local economy.
7. Historic architecture attracts tourism.

Benefits to the Property Owners

1. Historic district designation and guidelines ensure that a historic area will be protected from inappropriate new construction, remodeling or demolition.
2. Attracts new buyers since they know their investment will be protected.
3. Protects the economic value of a historic area.
4. Design guidelines apply equally to everyone in a historic area.

How Do Design Guidelines affect Property Owners

1. Does not affect the use of property or its interior.
2. Does not affect landscaping or paint colors.
3. Design review only occurs when property owners propose changes which may require a building permit or a Certificate of Appropriateness.

How Does The Certificate of Appropriateness Work

If a property owner wishes to remodel the exterior of their home, the homeowner must first obtain a Certificate of Appropriateness and a building permit when applicable. Approvals are granted by the Architectural Review Commission through the issuance of a Certificate of Appropriateness. Drawings to scale must be submitted prior to approval and the types of materials to be used. Pictures of existing home must be submitted prior to any remodeling and or demolition. Any demolition of a structure requires a permit and lists the purpose of the demolition. Prior to meeting with the Architectural Review Commission, it is recommended to meet with the Building and Planning staff to discuss the project. Upon approval, staff issues the Certificate of Appropriateness. If denied by the Architectural Review Commission, the petitioner may appeal to the Village Board of Trustees.

When is a Certificate of Appropriateness Required

1. When construction or removal requires a building or demolition permit.
2. When construction or removal affect the exterior architecture appearance of a property.
3. Maintenance such as painting surfaces for the first time, porch repair, window, masonry (walls, chimneys, foundations) and door repairs.
4. Installation of awnings or canopies.
5. Installation of fencing, walls or paving.

When a Certificate of Appropriateness is not required

1. For minor maintenance.
2. Interior changes.
3. Exterior paint colors.
4. Installation of plant material.

Design Review Guidelines

Guidelines are designed to protect historic homes from becoming non-contributing structures. There are over 2000 communities throughout the United States which have implemented a historic ordinance.

1. Exterior siding – The wood and weatherboard siding can preserve the historic home. Some materials which would not be allowed on historic/contributing homes are vinyl and aluminum siding. These materials trap in moistures and decrease the life of the home.
2. Brickwork and mortar – Use non-abrasive cleaners to preserve the brick and mortar. Sandblasting allows for moisture into the brick.
3. Porches and columns - One of the main focal points of a historic property. Most common are wood columns. Wrought iron has recently fallen out of favor and instead some homes are using the hollow aluminum columns which are discouraged for historic homes. Front porches should not be enclosed on primary structure.
4. Doors - Wood doors should be maintained. Storm and security doors are allowed, however, it is encouraged to use storm/security doors which allow for the visibility of the primary wood door.
5. Windows – Windows and window openings should not be enclosed. Repairing original windows, for example using weather stripping, has proven to be more cost efficient than the vinyl windows. Vinyl windows do have a certain life expectancy (5 to 7 years). Storm windows are fine

6. Architectural Detailing – Preserve the natural detailing on eaves, etc.
7. Roofs – Life expectancy of metal roofs can last over one-hundred years.
8. Awnings – Allowed.
9. Handicap Ramps - Are not desirable on front entrances and should be placed on side and rear entrances.
10. Lighting Fixtures – Preserve and maintain original light fixtures.
11. Solar Panels – Place solar panels on rear of property
12. Fencing – Wood and wood picket fences.
13. HVAC – Should be placed on rear or screened areas.
14. Additions - Would be more unobtrusive if placed on the rear of the property, such as adding an attached screened porch. Raising rooflines are usually not appropriate. Additions should be secondary with the original building in scale, design and placement. Additions should complement and be compatible in design with the original building's design.
15. New constructions - New construction homes should be similar to existing homes in the area. Issues to consider are the types of new construction which should be allowed in historic districts; replica homes, replica-lite and contemporary homes.

Mr. O'Brien read a comment which stated that minor renovations to garages in the historic district should be exempt from requirements.

Mr. Thomason replied that guidelines should be in place which state what type of work will be allowed.

Mr. Julian advised that the board will take their seats at the dais to address any concerns or comments from the audience.

Mr. Julian asked if anyone from the audience had any questions to be read.

Mr. O'Brien read a questionnaire which asked why existing windows cannot be replaced with new windows.

Mr. Thomason replied that old windows can be rebuilt or replaced with wood historic windows. Mr. Thomason commented that repairing windows can be just as cost effective and efficient as replacing with vinyl windows.

Mr. Petersen asked Mr. Thomason's opinion on aluminum-clad windows on additions.

Mr. Thomason replied aluminum-clad windows can be appropriate as long as they have the baked enamel and are placed on rear additions and new construction.

Mr. O'Brien asked Mr. Thomason when it would be appropriate to replace an existing window.

Mr. Thomason replied that it would depend on the degree of deterioration which could be evaluated by a professional

Mr. O'Brien asked how should homeowners address facades with different types of windows.

Mr. Thomason answered that the primary facade is the main focus on the home and should have appropriate types of windows.

Mr. O'Brien asked Mr. Thomason what types of material should be used for gutter replacement.

Mr. Thomason replied that half-round gutters are preferred, but noted that they are expensive, so other material types can be used, such as k-shaped gutters.

Mr. O'Brien read a questionnaire which asked if minor changes to a 15-foot breezeway at the rear of the house connecting the house would require a Certificate of Appropriateness.

Mr. Thomason responded that it would depend on the sight lines from the front of the home. If the breezeway is visible from the front of the building, the homeowner should obtain a Certificate of Appropriateness.

Mr. O'Brien noted that at this time a Certificate of Appropriateness is required for remodeling of this type.

Mr. Julian asked for clarification on determining contributing and non-contributing structures.

Mr. Thomason replied that not only are the primary structures reviewed, but the outbuildings, such as garages as well. A contributing structure refers to the type of remodeling conducted on the structure and the date of the structure. Non-contributing structures were built after 1939 or have been remodeled so drastically that they are not considered historical.

Mr. O'Brien stated that most of the original garages have deteriorated and are considered non-functional. How should homeowners proceed with replacements.

Mr. Thomason responded that if most of the original garages were not made well to begin with. If a garage is to be replaced, homeowners should photograph the original garages prior to demolition. They can also replace original garages with similar type garages.

A resident from the audience asked if attached garages are appropriate.

Mr. Thomason replied it would depend on the type of garage and how visible it is from the front of the building.

Mr. O'Brien asked a question from the audience regarding what type of materials are appropriate for garage doors in historic districts.

Mr. Thomason replied a wood panel door would be appropriate for visible garages.

There being no additional questions, Mr. Julian asked the board if they were ready to adjourn.

Adjournment

Mr. Petersen moved to adjourn the meeting. Mr. Patsey seconded the motion. Voice vote noted all ayes. The meeting was adjourned at 8:30.

Respectfully submitted,
Paula Emerson
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission